

KIRKLEVINGTON AND CASTLE LEAVINGTON PARISH COUNCIL

**Minutes of a Meeting held on Monday, 23rd March 2026 at 7.00p.m held in
The Balcony, Kirklevington Memorial Hall**

Present: Neil Clement (Vice-Chair) (NC)
Alistair McLee (AMc)
Becky Rogerson (BR)
Liz Blanchard (LB)
Karen Shields (KS)
Jenny Smith (JS)
Mrs. R. Mazonas (RM) (Clerk) (PC)

Also in attendance: Mrs. J. Beaumont (JB),

1) APOLOGIES FOR ABSENCE

Parish Council Chair Nigel DeBadgecoe, Borough Councillor Mr A. Sherris.

2) DECLARATION OF INTERESTS

NC declared a non-prejudicial interest as Chair of St. Martins Green Residents Association (SMGRA). **LB** declared a non-prejudicial interest as having a business in the village.

3) MINUTES OF THE LAST PARISH COUNCIL MEETING

Minutes of the February meeting was duly read. **APPROVED NC, BR**

4) MATTERS ARISING FROM THE LAST PARISH COUNCIL MEETING - All items on Agenda

5) PLANNING

a) 25/1330/OUT - Land South of Green Lane, Castle Leavington – 600 dwellings

NC reported to the meeting that he had attended the SBC Planning Committee as a representative of the Parish Council and SMGRA. The planning meeting was well attended with the main public attendance focus being the Taylor Wimpey 600 housing plan. Councillor Yvonne Wallace led the first of the objections based on the chaos the increased traffic movement will cause. The most emotional and rousing address came from Pat Tilson who proceeded to go on with the attack and demanded to know what the Councillors had done for the benefit of the residents of Yarm. She explained quite explicitly that they had done absolutely nothing of any benefit at all.

Steven Longstaff, on behalf of TW, a director of LG Planning, described the need for extra housing and explained that all necessary checks had been made by the planning officers in respect to traffic movement. His positive demeanor dissolved throughout the meeting ending with his head lowering and shaking in total disbelief at the amount of objections

The chief planning officer explained that extra demand on both Health and Education would be covered by a section 106 agreement.

Traffic modelling as explained by the roads planning officer, during a traffic model in 2025, a 3-minute increase on a 4.42-minute journey was acceptable.

Power supply was discussed and the planners explained that they were aware of the situation of the need to increase, and National power had stated it was doable although it may take years. A neighbouring landowner explained access would be required across his land and he had no intention of giving it.

The application was **REFUSED** 12 - 1 with the Chairman the only Councillor in favour.

JB informed the meeting of how any Planning Inspector will look into any appeal should it be put in by Taylor Wimpey. **RB** asked the question as to when the resident said that SBC had done nothing for our area, what was she referring to? **NC** confirmed that she meant everything, and she meant Stockton Borough Council, which was agreed and supported by all attending the meeting. **RB** also questioned as to why SBC are not leading in putting forward suitable land where development is needed but developers appear to be leading in choosing sites for development. **KS** stated that there was a training course for Parish Council questioning as to how they can work with developers and steer the process towards areas of need and the type of housing needed.

b) Planning Update and Proposed Developments

i) Kirklevington Hall Planning Application – 25/1001/FUL

NC reported that David Bell and Andy Alton were to attend and present the case for a public footpath to be added to the planning requirement. Due to Andy's inability to attend Alister McLee (**AMc**) stood in as his representative. **AMc** was the first to speak and explained the benefit that a cycle path would provide to the residents of Kirklevington, that has seen a rise of 70% in population and explained with pictorial evidence the danger of the current path alongside the A67. He had also brought to the meeting the relevant policies/strategies -1. Transport Infra Structure Policy (TII), Clause 2 2. Strategy No.4 – Health & Wellbeing Active 3. Focus Areas Committee – Active Travel and Community Safety.

David Bell highlighted the failure in the planner's aspiration for a safe walking area for the residents of Kirklevington.

Neil Westford planning consultant for the developer explained the benefits of the proposed development and that they were proposing a 5-star boutique hotel and would be happy to provide access through the hotel grounds.

Simon Grundy, Planning Officer for the council, explained that removal of the mature trees was not something that they could support.

Councillor Andrew Sherris explained that public safety is more important than trees and asked the planners to re look at it.

APPROVED with the Chairman's casting vote 7 - 6

KS reported to the meeting that he had received an email re that a meeting between Richard Spence; Litchfield is to be held on Friday to discuss the footpath/cycle path which they are still in favour of. They will be reporting back to her after the meeting. **AMc** had stood in for A. Alton (**AA**) who had not been able to attend the meeting. He had read out the prepared notes that **AA** had given to him and a handout which was circulated at the meeting and he drew to the meetings attention the need for a safe walking and cycle route through the development.

ii) St. Martins Green – Story Homes

NC reported to the meeting the outcome of the recent SMGRA meeting with the following agenda issues:

- The Judges application and the cycle/walking route and gave the report from the Principal Woodland's Officer that the position for the cycle/footpath would impact on the woodland and would not be supported.

- The wildlife corridor
- The planting of 8 large trees and the planting of 300 hedging saplings and questioned the security of these new saplings.
- The village Environment Group and questioned were raised re the ownership of the land which is between the A67 and the old hedge line. The safety issue and need for a fence around the drain area.
- Management Charges – still a misunderstanding by some residents that they should not be paid until the adoption by Stockton Council. The charges are only related to landscaping.
- Large dead tree by the car park which has been reported and eventual removal.
- Snagging issues over the landscaping after remedial work completed. It is to be eventually reseeded.
- Footpath condition as the surface coating has not lasted very long.
- Blocked drains survey completed and blocked ones reported
- Dog Poo Bag Dispensers and the need for more.
- Bins and recycling as residents did not know that the household waste bins only go out every two weeks but that all recycling would go out weekly.

iii) Taylor Wimpey – Oaklands

It was reported to the meeting that the development appears to be in the final stages of completion with a reduced amount of construction traffic and workers accessing the site.

iv) Duchy Homes/Banks Homes– Hall Wood Meadow/The Cornfields - 22/1846/REM.

The condition of the road has improved on the A67 but possibly because of the dry weather. We still await the erection of warning signage re road conditions.

v) Knowles Farm

Once again, we are still awaiting details of the traffic calming measures that are needed on Forest Lane which were part of the Section 106 Agreement when this application was approved. JS pointed out to the meeting that there are already two pinch points – The bridge over Saltergill beck which already has a wall and parapet which would just need to be reinforced and also why has the existing railway bridge not been considered as it could have road markings painted. We should enhance what we already have as we don't want another pinch point put in place.

b) PLANNING APPLICATIONS

Planning application 24/0672/VARY Land at Knowles Farm, Forest Lane.

The revised plan to have the buildings moved slightly clockwise to be parallel to the first house, this was to counteract the slope of the land and aid construction. The objections were listed from Peter Hodgson a neighbour from Grove Stables,

AMc discussed the SUDS construction.

26/0530/FUL – 9 Gresley Close, Kirklevington, TS15 9ZH

Erection of dormer window to the front.

c) DELEGATED DECISIONS

26/0040/FUL – 3 Penders Lane, Kirklevington, TS15 9LZ

Erection of first floor front and rear extensions, erection of dormer windows to the front and rear, erection of single storey front and rear extensions, to include installation of roof lights to the front (alterations to fenestration) **APPROVED**

25/1330/OUT – Land East of Holdenfields, Farm Green Lane, TS15 9PB

Outline planning application with all matters reserved except access for up to 600 dwellings **REFUSED.**

25/1001/FUL – Kirklevington Hall, Thirsk Road, Kirklevington, TS15 9LW

Screening opinion for proposed commercial and residential development, comprising the refurbishment of the existing hotel and associated buildings and extension to provide a new restaurant and spa, alongside the development of self-build residential units and woodland lodges. **APPROVED**

8) PLAY AREA

AMc confirmed that he is still monitoring the condition of the wall. The **PC** also confirmed that the wall was fully insured and any issues that might occur would be investigated by our insurers. John Beckwith would, once again, carry out grass cutting and, at the end of the bird nesting season, the cutting of the hedge.

9) CORRESPONDENCE

- Lucy Aspinall, Taylor Wimpey – Letter updating re application
- Mayor’s Office – Annual Council Meeting 1.04.2026
- Save Yarm – Notice of refusal of Green Lane planning application
- A. McLee – Officers Report – Kirklevington Hall approved application
- R. Morrow, SBC - Update re progress re changes to speed limit A67 by The Crown
- Borough Councillor Mrs E. Hampton – re email from P. Smithson from Fieldhouse Lane re possibility of pedestrian crossing by The Crown

10) FINANCE

a) Payments

Mrs R Mazonas

Salary March 2026	£371.30	
Broadband February 2026	£29.99	
Wildflower Seeds	£240.98	
Printing Paper	£22.22	
Printer Ink	£18.99	
Locks	£7.99	
Hi Viz Waistcoats, Large/Medium	£19.50	
Hi Viz Waistcoats, Extra Large	£12.58	
Safety Glasses	<u>£8.99</u>	<u>£732.54</u>
Mrs R Mazonas		£1,977.37

Reimbursement Notice Board -The Green

Mrs. L. Blanchard

E55.28

Plants Environment Group

N. Clement	£12.95
Ring Gate Latch	
HMRC	£278.40
PAYE 3 Months	
Kirklevington Memorial Hall	
Rent April 25 – MARCH 26	£450.00
John Beckwith	
2 x Grass Cutting Play Area & re-seeding	£220.00
John Beckwith	
Extensive Grass Cutting Waste Land (Env. Group)	£395.00
Mrs L. Blanchard	
Plants for Environment Group	

b) Finance Update

The PC circulated up to date details of the Parish Council's finances to date.

c) Risk Assessment 2025/202.

The PC has made changes to the Risk Assessment to comply with the Parish Council's Insurance Company.

APPROVED BR, JS

10) VILLAGE ISSUES

a) Kirkfest 2026 – Weekend

- **12th June 2026 - Race Night**
- **13th June 2026 – Picnic on The Green and Children's Games/Races**
 - a) The need for an electricity supply for music equipment was discussed.
 - b) The PC to organize 2 porta loos.
- **14th June 2026 - Cream Tea**

The school have been informed of the dates if they wish to be included over the weekend.

b) Christmas Event 2026 – Sunday, 13th December 2026

Group meeting to be organized with The Church who were willing to become involved in setting up and organizing a children's event which would include a Christmas Tea, Entertainment i.e. Magician etc. and a visit from Father Christmas.

c) Environment Group

LB made a request to the meeting for funding to purchase wildflower seeds and some plants for the Environment Group to plant around the village. A sum of £200 was **APPROVED NC, BR, The** slabs that had been put in place at the end of Pump Lane are to be removed. Questions were asked about whether Story Homes could provide a footpath, but this was unlikely. It was also suggested that with the permission of Story Homes that the Parish Council could fund a footpath and this is going to be looked into. **NC** suggested that gravel could be put down as an alternative.

The agreement of the inclusion of the environment group to be added to the agenda/minutes as a separate item instead of being mentioned in any other Village Issues.

It was reported that that only members of the Parish Council working with the group can operate powered machinery as per risk assessment and insurance requirements.

12) ROAD SAFETY

a) Speed limit A67 – The Crown

We are still awaiting the work to be carried out re the reduction of the speed limit on the A67 to 30mph by The Crown.

c) Light out by The Crown

This has been reported to **SBC** but to ask **Borough Councillor E. Hampton** to make enquiries to why this work has not been carried out re the importance of the light that covers the junction from the A67 onto Forest Lane.

d) Road Condition West of Railway Bridge, Forest Lane

AMc reported that although he had held a meeting with **Mr. Hincks of SBC** re the condition of the road west of the railway bridge on Forest Lane, they had not come back with any acceptable plan to solve the narrow road and deep gullies to the side of the road which were a danger to drivers. They had suggested putting white line to the side of the road, but this would not widen the road, and cars would still be forced off the road into the gullies which were causing extensive damage to vehicles. The widening and filling in of the gullies were the only option. The **PC** was requested to bring this matter to **Borough Councillor E. Hampton** for her to raise the issue. She was also to be asked to look into a traffic survey regarding the volume of traffic using this road.

e) Hedge & Panel to side of A67

The **PC** was requested to report to Darren Thompson re both the fallen fence panel and the condition of the hedge to the side of the A67. To date no reply has been received from either email sent or text message. **JS** reported that the fence panel has now been put back up.

f) A67 Crossing from Fieldhouse Lane

An e-mail was received from Councillor Elsi Hampton regarding a request from a resident regarding the need for a pedestrian crossing or traffic calming areas at Fieldhouse lane. The issue was discussed but the meeting felt that the issue required the attention of Councillor E. Hampton to take the issue forward with SBC.

13) AGENDA ITEMS FOR CONSIDERATION AT NEXT MONTHS MEETING

Taylor Wimpey Proposed Appeal/Public Enquiry

14) Date – Parish Council Meetings

Monday, 20th April 2026 at 7.00pm in Kirklevington Memorial Hall

Circulation: Parish Councillors Nigel. DeBadgecoe (Chair), Neil Clement (Vice Chair), Jenny. Smith, Dr. Alistair McLee, Liz Blanchard, Becky Rogerson, Karen Sheilds

Borough Councillor Mrs. E. Hampton – Southern Villages Ward

Borough Councillors Andrew Sherris, Dan Fagan, John Coulson, Yarm Ward (representing Green Lane), **Mayor of the Tees Valley:** Ben Houchen, **MP** Matt Vickers

Jonathan Nertney **Monitoring Officer SBC, Press** -Gareth Lightfoot, Alex O'Leary

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